

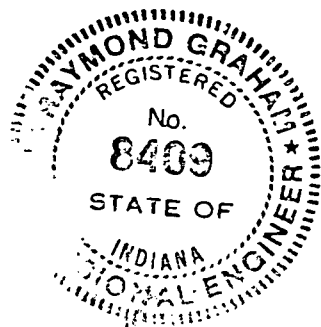
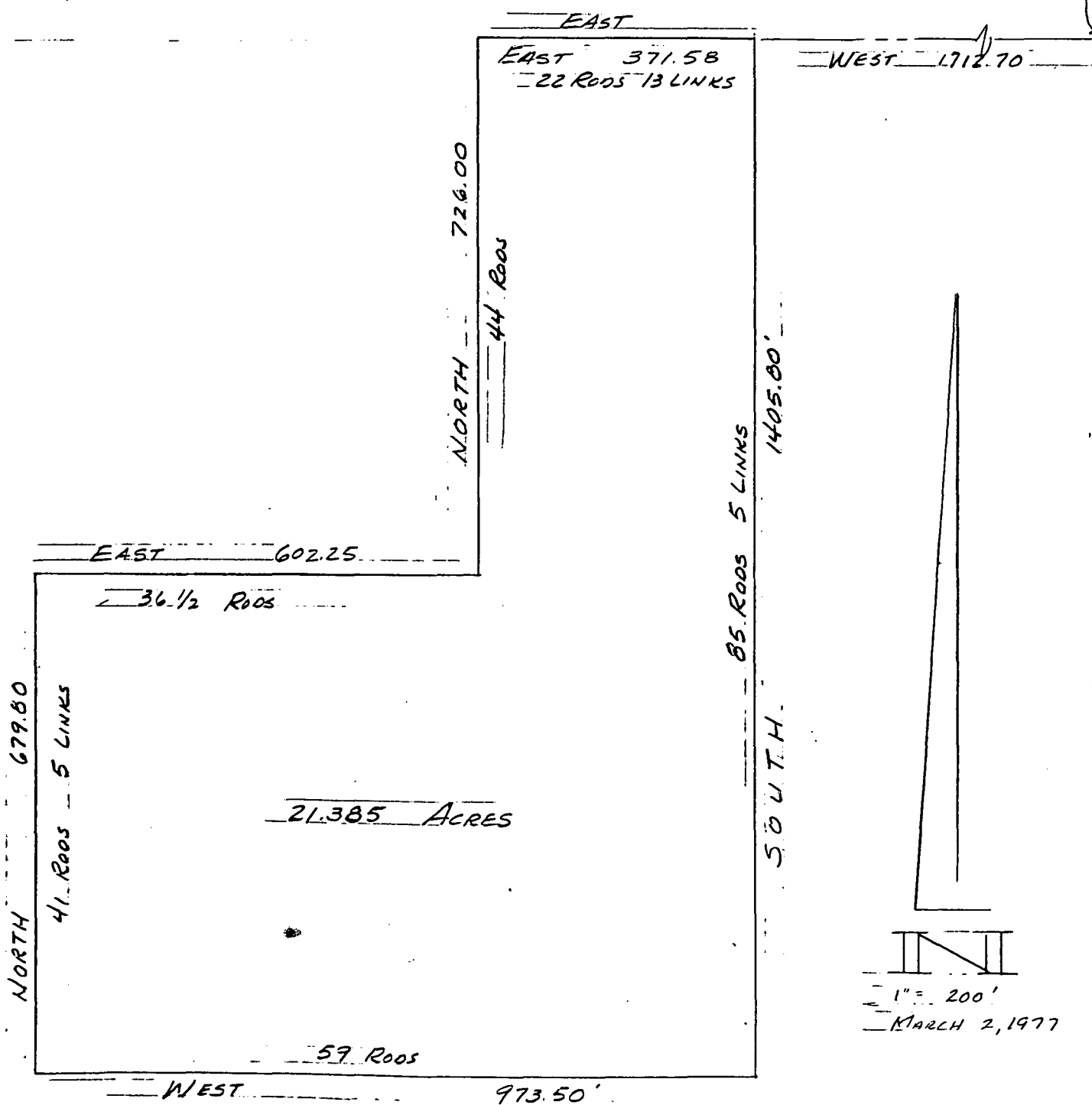
T09N-R02W-27\_0000\_MCS

RAYMOND GRAHAM

3215 N. SMITH PIKE  
BLOOMINGTON, INDIANA 47401

R.P.E. 8409 INDIANA

NE CORNER, NE 1/4,  
SECT 27, TWP 9 N, R 2 W



*Raymond Graham*

Raymond Graham  
Indiana RPE # 8409  
3215 N. Smith Pike  
Bloomington, Indiana

THIS INSTRUMENT PREPARED  
BY JAMES H. FERGUSON

# Bledsoe Tapp & Riggert, Inc.

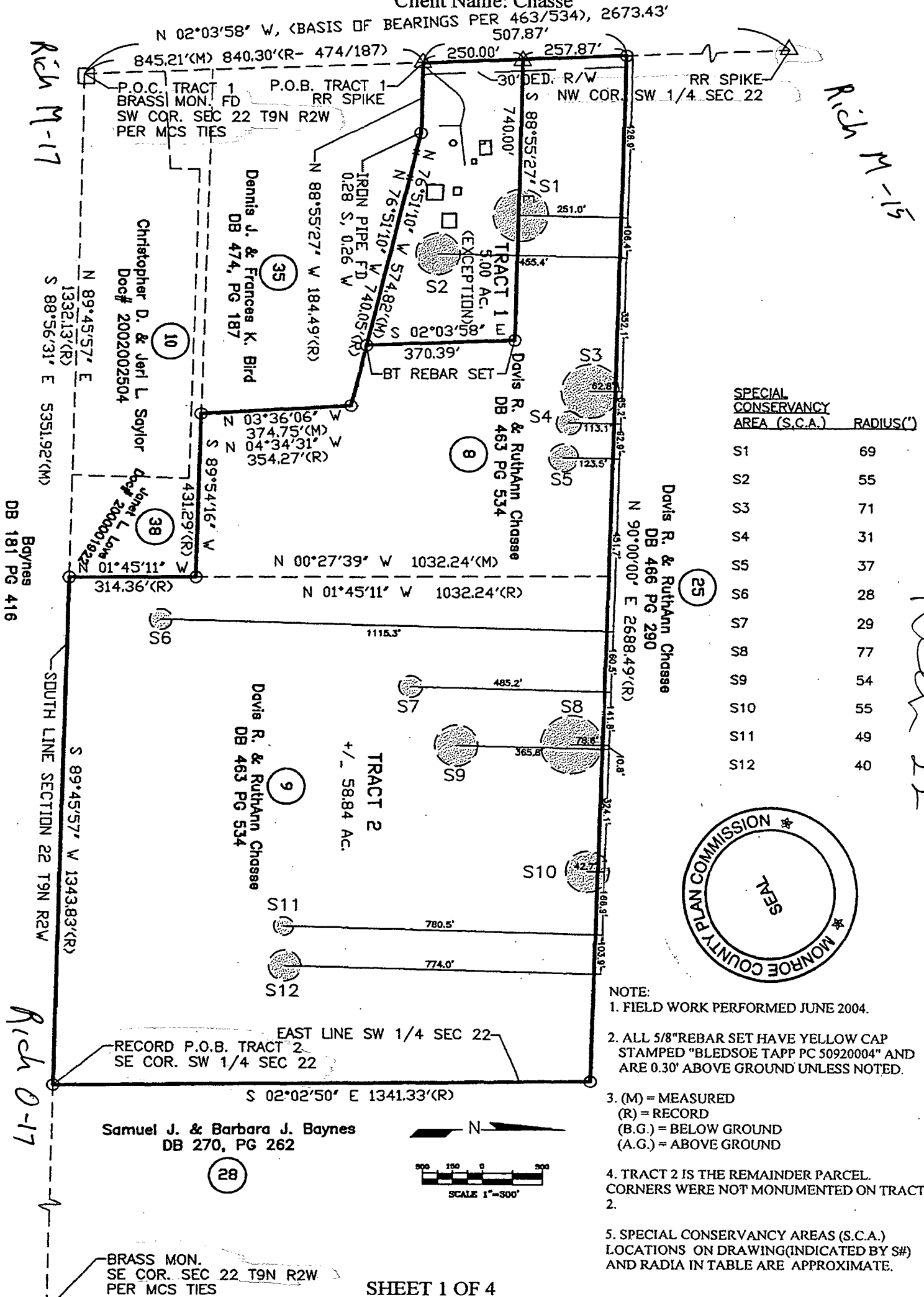
Quality Land Surveying and Civil Engineering Services

BEN E. BLEDSOE, L.S.  
PHILIP O. TAPP, L.S.  
WILLIAM S. RIGGERT, P.E.  
BERNARD A. GUERRETTAZ, L.S.

## THOMAS ROAD ADMINISTRATIVE SUBDIVISION EXHIBIT "A"

JOB No. 4761

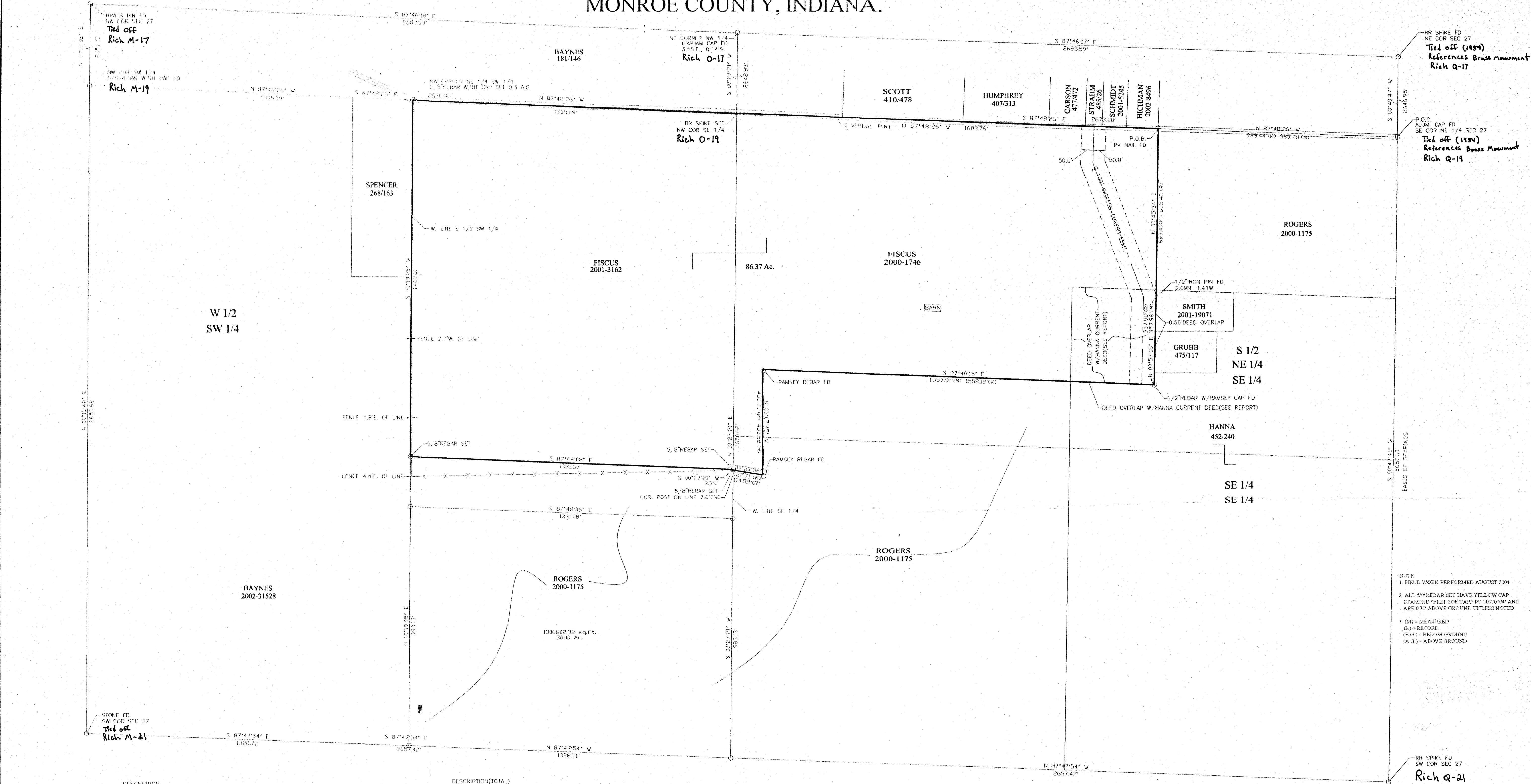
Client Name: Chasse



SHEET 1 OF 4

1351 W. Tapp Road • Bloomington, IN 47403 • 812-336-8277 • FAX 812-336-0817

# PART OF SOUTH HALF OF SECTION 27 T9N, R2W MONROE COUNTY, INDIANA.



The East Half of the Southwest Quarter of Section 27, Township 9 North, Range 2 West, containing 80 acres, more or less, located in Monroe County, Indiana.

EXCEPT: Thirty (30) acres of equal width off of the entire South side of the East Half of the Southwest Quarter of Section 27, Township 9 North, Range 2 West.

ALSO EXCEPT: A part of the Southwest Quarter of Section 27, Township 9 North, Range 2 West, bounded and described as follows, to-wit: Beginning at a point on the East line of said Quarter Section that stands 60 rods North of the Southeast corner of said Southwest Quarter; thence West parallel with the South line of said Quarter Section 80 rods and to the West line of the Southwest Quarter of said Southwest Quarter; thence North along the West line of said Quarter Section 12 rods; thence East parallel with the South line of said Quarter Section 80 rods and to the East line of said Quarter Section; thence South along the East line of said Quarter Section 12 rods and to the Place of Beginning, and containing 6 acres.

ALSO, Part of the Southeast Quarter of Section 27, Township 9 North, Range 2 West, lying in Monroe County, Indiana, described as follows: Commence at the east quarter corner of said Section 27, said corner being marked by a brass monument in the paving of the intersection of Hartstreet Road and Vernal Pike; thence NORTH 87 degrees 48 minutes 40 seconds WEST, 289.44 feet along the North line of said quarter to a P.K. nail set in the pavement of Vernal Pike, said nail being the point of beginning of the herein described parcel; thence continuing NORTH 87 degrees 48 minutes 30 seconds WEST, 1702.52 feet along the North line to the Northwest corner of said quarter; thence SOUTH 00 degrees 42 minutes 24 seconds EAST, 1473.24 feet along the West line of said quarter to a corner post; thence SOUTH 80 degrees 26 minutes 48 seconds EAST 114.52 feet along a fence to a half inch diameter rebar; thence NORTH 00 degrees 15 minutes 33 seconds WEST 433.58 feet to a half inch diameter rebar; thence SOUTH 87 degrees 47 minutes 48 seconds EAST, 1558.12 feet to a half inch diameter rebar set in a fence line; thence NORTH 00 degrees 57 minutes 14 seconds EAST, 357.98 feet to a found iron pin; thence NORTH 00 degrees 45 minutes 30 seconds EAST, 695.48 feet to the Point of Beginning, containing 41.91 acres, more or less.

Subject to a 100 foot wide ingress and egress easement with the centerline described as follows: Commence at said east quarter corner; thence north 87 degrees 48 minutes 30 seconds west 1253.44 feet to the point of beginning of said centerline; thence south 02 degrees 11 minutes 30 seconds west 150.00 feet; thence south 20 degrees 50 minutes 48 seconds east 543.85 feet to a point 50 feet westerly of east line of above parcel; thence south 00 degrees 67 minutes 14 seconds west 356.72 feet parallel with and 50 feet westerly of the east line and to the south line of above described 41.91 acre parcel.

A part of the South Half of Section 27, Township 9 North, Range 2 West Monroe County, Indiana described as follows: COMMENCE at the Northeast corner of the Southwest quarter of said Section 27; thence NORTH 87 degrees 48 minutes 26 seconds WEST along the North line of said Southwest quarter 989.44 feet to a P.K. Nail and the Point of Beginning; thence continuing along said North line NORTH 87 degrees 48 minutes 26 seconds WEST, 1683.70 feet to a railroad spike at the Northwest corner of said Southwest quarter; thence continuing NORTH 87 degrees 48 minutes 26 seconds WEST along the North line of the Southwest quarter 1335.09 feet to a railroad spike to the Northeast corner of the Southwest quarter; thence SOUTH 00 degrees 19 minutes 04 seconds WEST along the West line of the East Half of said Southwest quarter 1462.61 feet; thence SOUTH 87 degrees 48 minutes 08 seconds EAST, 1331.57 feet to a point on the West line of the Southwest quarter; thence SOUTH 00 degrees 27 minutes 21 seconds WEST along said West line 3.36 feet to a fence line; thence along said fence SOUTH 80 degrees 30 minutes 56 seconds EAST, 122.71 feet to a 5/8" rebar; thence NORTH 00 degrees 07 minutes 45 seconds WEST, 433.70 feet to a 5/8" rebar; thence SOUTH 87 degrees 40 minutes 15 seconds EAST, 1557.91 feet to a 5/8" rebar; thence NORTH 01 degree 06 minutes 20 seconds EAST, 358.10 feet to a iron pipe; thence NORTH 00 degrees 52 minutes 33 seconds EAST, 693.40 feet to the Point of Beginning containing 86.37 acres, more or less.

This survey was executed according to survey requirements contained in Sections 1 through 19 of 865 IAC 1-12.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of encumbrances have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 26th day of August, 2004

Ben E. Bledsoe  
Registered Land Surveyor No. 50555  
State of Indiana

## REPORT OF SURVEY # 4879

In accordance with Title 865, 1-12-1 through 1-12-29 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- a) Variances in the reference monuments;
- b) Discrepancies in record descriptions and plats;
- c) Inconsistencies in lines of occupation and;
- d) Random Errors in Measurement (Theoretical Uncertainty);

The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Class C Survey (0.50 feet) as defined in IAC 865.

This survey was performed at the request of Tim Ellis. The property is in the name of FISCUS Instrument # 2000-1746 and Instrument # 2001-3162.

- MONUMENTS FOUND: Section 27, Township 9 North, Range 2 West
- 1. Northeast corner Section 27; Brass disk.
  - 2. Northwest corner Section 27; Brass disk.
  - 3. Northwest corner Southwest Quarter; BTR Rebar.
  - 4. Southwest corner Section 27; Stone.
  - 5. Southeast corner Section 27; Brass disk.
  - 6. Southeast corner Northeast Quarter Section 27, Alumturn Cup on rebar.

The above corners being referenced by the Monroe County Surveyor as the Section corners.

- 7. Rebar near Northeast corner Northwest Quarter; Graham.
- 8. Monuments per FISCUS deed (2000-1746) Ramsey rebars. P.K.'s likely set by Ramsey on North line.

ESTABLISHMENT OF LINES AND CORNERS:  
The section corners as found were held. The Graham rebar at the Northeast corner Northwest Quarter measured 3.55 feet East and 0.14 feet South of the calculated corner. The BTR rebar at the West quarter corner measured 0.19 North and 0.30 feet East of the calculated corner. The center of section was set by intersecting opposite quarter corners. The West line of the East Half, Southwest quarter was set by splitting the North and South lines of the Southwest quarter. The South line of FISCUS (2001-3162) was set 1188.00 feet record North of the South line of the Southwest quarter. The FISCUS deed (2000-1746) was holding the monuments called in the deed. The West line was set along the quarter Section line and intersected with the fence as called in the deed.

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

Due to variances in reference monuments; as noted above for the section corners. The individual Ramsey corners varied as shown.

Due to discrepancies in the record description; The Smith (Instrument # 2001-19071) and Grubb (Deed Book 475, Page 117) deeds overlap the FISCUS deed by 0.52 feet.

There is also a deed overlap with Hanna of approximately 343.36 feet. I don't believe the Hanna deed is up-to-date. Per a conversation with Steve Ramsey, the Rogers Group obtained this property from Hanna and it is reflected in the Rogers deed.

Due to inconsistencies on lines of occupation; fences as shown.

- NOTE
- 1. FIELD WORK PERFORMED AUGUST 2004
- 2. ALL 5/8" REBAR SET HAVE YELLOW CAP STAMPED "BLEDSOE TAPP & RIGGERT" AND ARE 0.30 ABOVE GROUND UNLESS NOTED
- 3. (M) = MEASURED  
(R) = RECORDED  
(B.G.) = BELOW GROUND  
(A.G.) = ABOVE GROUND

RR SPIKE FD  
SW COR SEC 27  
Rich Q-21

P.O.C.  
ALUM. CAP FD  
SE COR NE 1/4 SEC 27  
Tied off (1984)  
References Brass Monument  
Rich Q-19

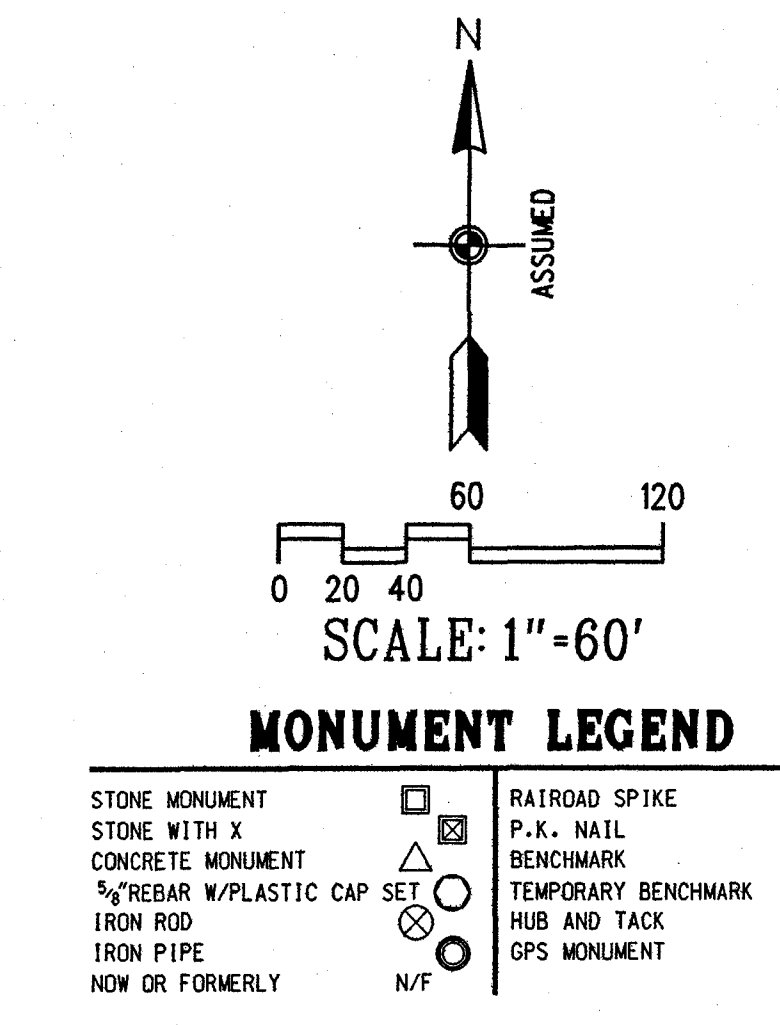
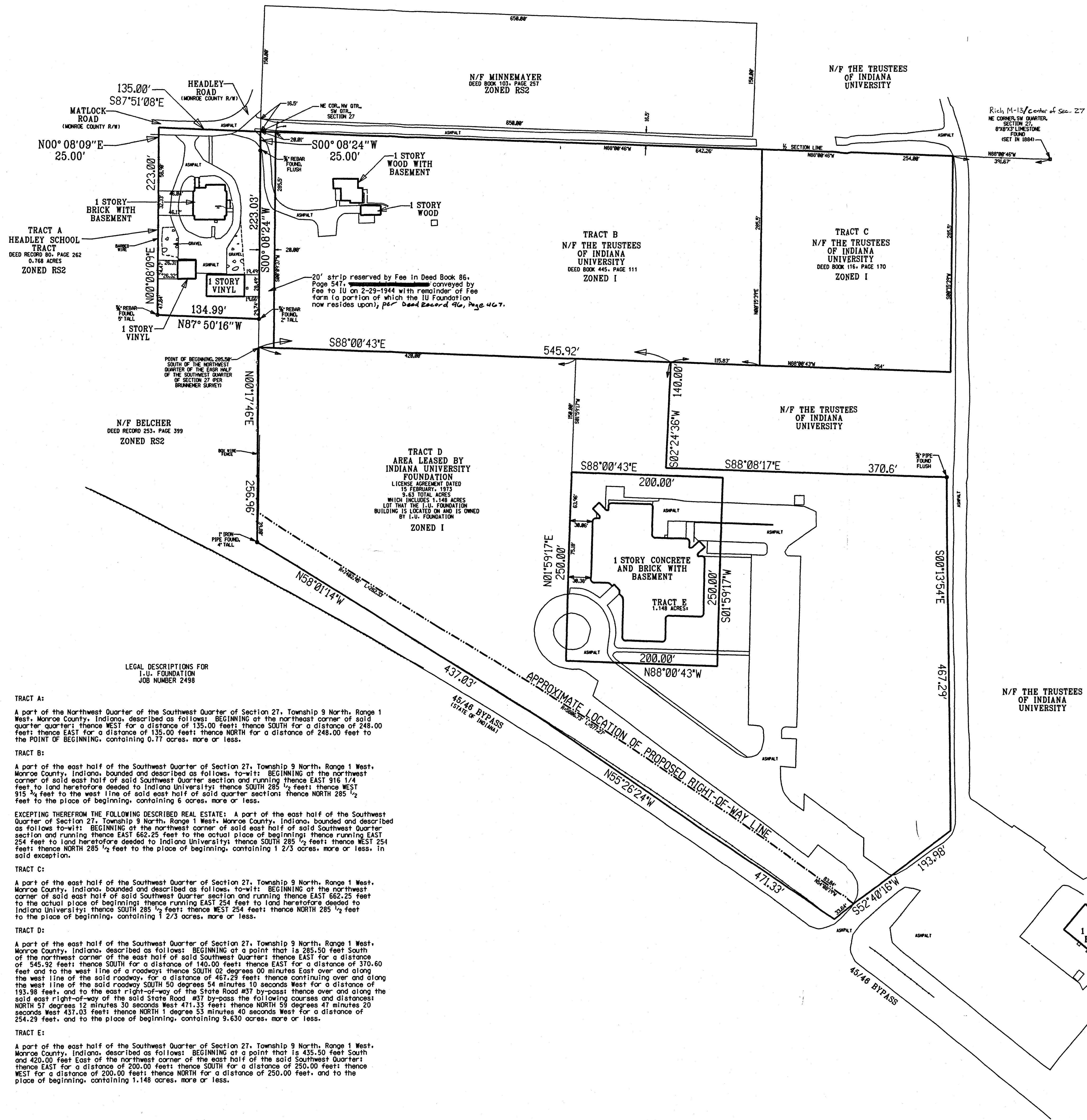
RR SPIKE FD  
NE COR SEC 27  
Tied off (1984)  
References Brass Monument  
Rich Q-17

**Bledsoe Tapp & Riggert, Inc.**  
- Quality Land Surveying and Civil Engineering Services -  
1351 West Tapp Road  
Bloomington, IN 47403  
(812) 336-8277  
FAX (812) 336-8277

## BOUNDARY SURVEY FOR ELLIS

SURVEYED BY	CKAWNEY GSE
CHECKED BY	BEE
DATE SUBJECT DWA	
<b>BOUNDARY SURVEY</b>	
SHEET	1 OF 1
PROJECT NO.	4879





LEGAL DESCRIPTIONS FOR  
I.U. FOUNDATION  
JOB NUMBER 2498

TRACT A:  
A part of the Northwest Quarter of the Southwest Quarter of Section 27, Township 9 North, Range 1 West, Monroe County, Indiana, described as follows: BEGINNING at the northeast corner of said quarter quarter; thence WEST for a distance of 135.00 feet; thence SOUTH for a distance of 248.00 feet; thence EAST for a distance of 135.00 feet; thence NORTH for a distance of 248.00 feet to the POINT OF BEGINNING, containing 0.77 acres, more or less.

TRACT B:  
A part of the east half of the Southwest Quarter of Section 27, Township 9 North, Range 1 West, Monroe County, Indiana, bounded and described as follows, to-wit: BEGINNING at the northeast corner of said east half of said Southwest Quarter section and running thence EAST 916 1/4 feet to land heretofore deeded to Indiana University; thence SOUTH 285 1/2 feet; thence WEST 915 1/2 feet to the west line of said east half of said quarter section; thence NORTH 285 1/2 feet to the place of beginning, containing 6 acres, more or less.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE: A part of the east half of the Southwest Quarter of Section 27, Township 9 North, Range 1 West, Monroe County, Indiana, bounded and described as follows to-wit: BEGINNING at the northwest corner of said east half of said Southwest Quarter section and running thence EAST 662.25 feet to the actual place of beginning; thence running EAST 254 feet to land heretofore deeded to Indiana University; thence SOUTH 285 1/2 feet; thence WEST 254 feet; thence NORTH 285 1/2 feet to the place of beginning, containing 1 2/3 acres, more or less, in said exception.

TRACT C:  
A part of the east half of the Southwest Quarter of Section 27, Township 9 North, Range 1 West, Monroe County, Indiana, bounded and described as follows, to-wit: BEGINNING at the northwest corner of said east half of said Southwest Quarter section and running thence EAST 662.25 feet to the actual place of beginning; thence running EAST 254 feet to land heretofore deeded to Indiana University; thence SOUTH 285 1/2 feet; thence WEST 254 feet; thence NORTH 285 1/2 feet to the place of beginning, containing 1 2/3 acres, more or less.

TRACT D:  
A part of the east half of the Southwest Quarter of Section 27, Township 9 North, Range 1 West, Monroe County, Indiana, described as follows: BEGINNING at a point that is 285.50 feet South of the northwest corner of the east half of said Southwest Quarter; thence EAST for a distance of 545.92 feet; thence SOUTH for a distance of 140.00 feet; thence EAST for a distance of 370.6 feet and to the west line of a roadway; thence SOUTH 02 degrees 00 minutes East over and along the west line of the said roadway, for a distance of 467.29 feet; thence continuing over and along the west line of the said roadway SOUTH 50 degrees 54 minutes 10 seconds West for a distance of 193.98 feet; and to the east right-of-way of the State Road #37 by-pass; thence over and along the said east right-of-way of the said State Road #37 by-pass the following courses and distances: NORTH 57 degrees 12 minutes 30 seconds West 471.33 feet; thence NORTH 58 degrees 47 minutes 20 seconds West 437.03 feet; thence NORTH 1 degree 53 minutes 40 seconds West for a distance of 254.29 feet; and to the place of beginning, containing 9.630 acres, more or less.

TRACT E:  
A part of the east half of the Southwest Quarter of Section 27, Township 9 North, Range 1 West, Monroe County, Indiana, described as follows: BEGINNING at a point that is 435.50 feet South and 420.00 feet East of the northwest corner of the east half of the said Southwest Quarter; thence EAST for a distance of 200.00 feet; thence SOUTH for a distance of 250.00 feet; thence WEST for a distance of 200.00 feet; thence NORTH for a distance of 250.00 feet; and to the place of beginning, containing 1.148 acres, more or less.

Smith Neubecker & Associates, Inc.  
402 Morningstar Drive  
Bloomington, Indiana 47404  
Telephone (317) 336-6000

INDIANA  
LAND SURVEYOR  
JESS A. GWIN  
9300019

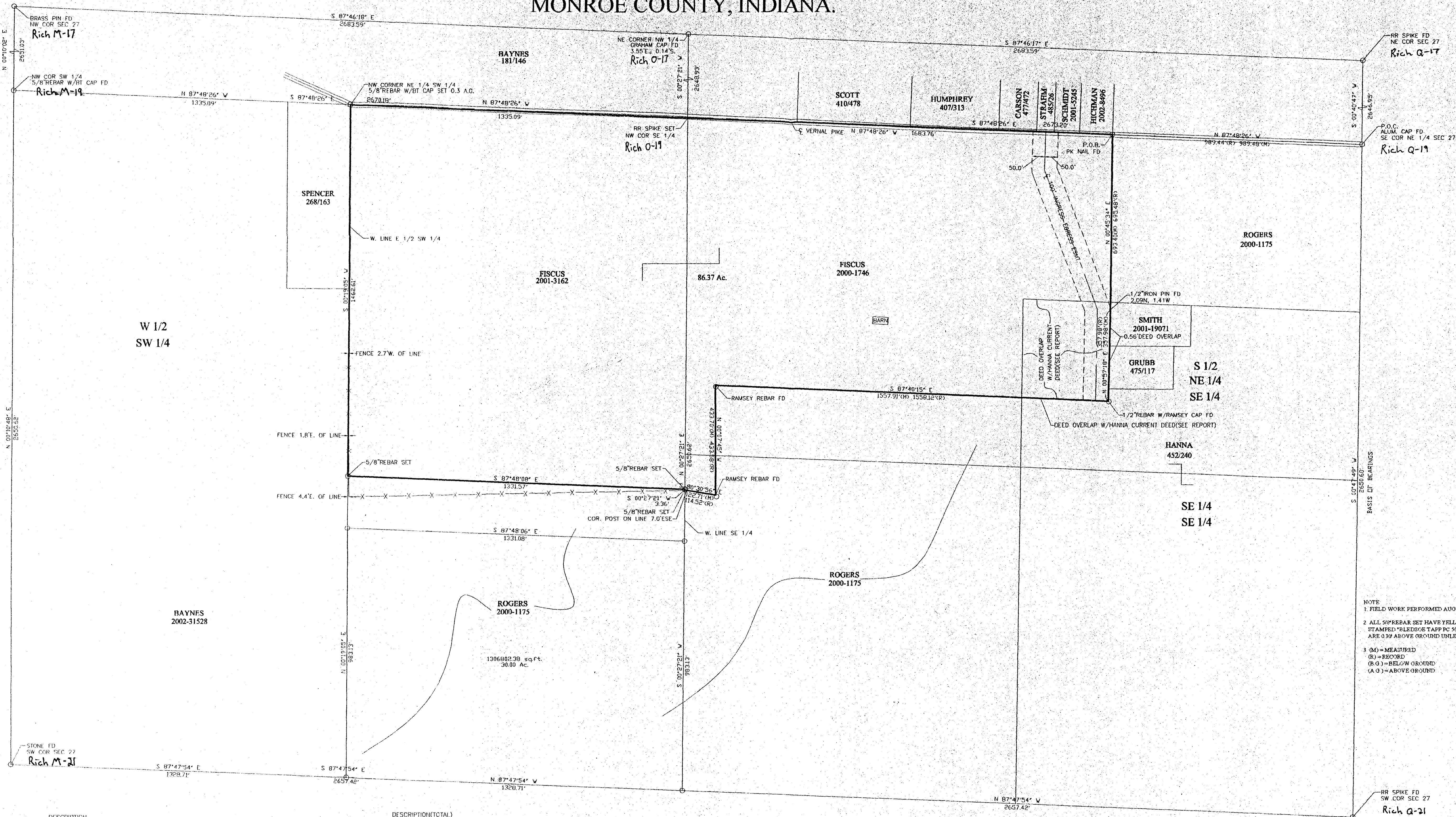
**I.U. FOUNDATION  
BOUNDARY SURVEY**  
PART OF THE SW. QTR., SEC. 27, T-9-N,  
R-1-W, MONROE COUNTY, INDIANA

REVISIONS	DATE	BY	DATE	BY
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2	5/14/96	JAG		
3	5/14/96	JAG		
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**2498**  
SHEET  
**1**  
OF  
**1**  
DATE 07/25/96  
"2498BDRY"



PART OF SOUTH HALF OF SECTION 27 T9N, R2W  
MONROE COUNTY, INDIANA.



DESCRIPTION  
JOB # 4879

The East Half of the Southwest Quarter of Section 27, Township 9 North, Range 2 West, containing 80 acres, more or less, located in Monroe County, Indiana.

EXCEPT: Thirty (30) acres of equal width off of the entire South side of the East Half of the Southwest Quarter of Section 27, Township 9 North, Range 2 West.

ALSO EXCEPT: A part of the Southwest Quarter of Section 27, Township 9 North, Range 2 West, bounded and described as follows: to-wit: Beginning at a point on the East line of said Quarter Section that stands 60 rods North of the Southeast corner of said Southwest Quarter; thence West parallel with the South line of said Quarter Section 80 rods and to the West line of the Southwest Quarter of said Southwest Quarter; thence North along the West line of said Quarter Section 12 rods; thence East parallel with the South line of said Quarter Section 80 rods and to the East line of said Quarter Section; thence South along the East line of said Quarter Section 12 rods and to the Place of Beginning, and containing 6 acres.

ALSO: Part of the Southwest Quarter of Section 27, Township 9 North, Range 2 West, lying in Monroe County, Indiana, described as follows: Commence at the east quarter corner of said Section 27, said corner being marked by a brass monument in the paving of the intersection of Hartstright Road and Vernal Pike; thence NORTH 87 degrees 48 minutes 40 seconds WEST, 989.44 feet along the North line of said quarter to a P.K. nail set in the pavement of Vernal Pike, said nail being the point of beginning of the herein described parcel; thence continuing NORTH 87 degrees 48 minutes 30 seconds WEST, 1702.52 feet along the North line to the northwest corner of said quarter; thence SOUTH 00 degrees 42 minutes 24 seconds EAST, 1473.24 feet along the West line of said quarter to a corner post; thence SOUTH 80 degrees 26 minutes 48 seconds EAST, 114.52 feet along a fence to half inch diameter rebar; thence NORTH 00 degrees 15 minutes 33 seconds WEST, 433.58 feet to a half inch diameter rebar; thence SOUTH 87 degrees 47 minutes 48 seconds EAST, 1558.12 feet to a half inch diameter rebar set in a fence line; thence NORTH 00 degrees 57 minutes 14 seconds EAST, 357.98 feet to a found iron pin; thence NORTH 00 degrees 45 minutes 30 seconds EAST, 695.48 feet to the Point of Beginning, containing 41.91 acres, more or less.

Subject to a 100 foot wide ingress and egress easement with the centerline described as follows: Commence at said east quarter corner; thence north 87 degrees 48 minutes 30 seconds west 1253.44 feet to the point of beginning of said centerline; thence south 02 degrees 11 minutes 30 seconds west 150.00 feet; thence south 20 degrees 50 minutes 48 seconds east 533.88 feet to a point 50 feet westerly of east line of above parcel; thence south 00 degrees 87 minutes 14 seconds west 356.72 feet parallel with and 50 feet westerly of the east line and to the south line of above described 41.91 acre parcel.

DESCRIPTION(TOTAL)  
JOB # 4879

A part of the South Half of Section 27, Township 9 North, Range 2 West Monroe County, Indiana described as follows: COMMENCING at the Northeast corner of the Southwest quarter of said Section 27; thence NORTH 87 degrees 48 minutes 26 seconds WEST along the North line of said Southwest quarter 989.44 feet to a P.K. Nail and the Point of Beginning; thence continuing along said North line NORTH 87 degrees 48 minutes 26 seconds WEST along the North line of said Southwest quarter 1402.81 feet; thence SOUTH 87 degrees 48 minutes 08 seconds EAST, 1331.57 feet to a point on the West line of the Southwest quarter; thence SOUTH 00 degrees 27 minutes 21 seconds WEST along said West line 3.36 feet to a fence line; thence along said fence SOUTH 80 degrees 30 minutes 56 seconds EAST, 122.71 feet to a 5/8" rebar; thence NORTH 00 degrees 07 minutes 45 seconds WEST, 433.70 feet to a 5/8" rebar; thence SOUTH 87 degrees 40 minutes 15 seconds EAST, 1557.91 feet to a 5/8" rebar; thence NORTH 01 degree 06 minutes 20 seconds EAST, 358.10 feet to a iron pipe; thence NORTH 00 degrees 52 minutes 33 seconds EAST, 693.40 feet to the Point of Beginning containing 86.37 acres, more or less.

This survey was executed according to survey requirements contained in Sections 1 through 19 of 865 IAC 1-12.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 26th day of August, 2004.

Ben E. Bledsoe  
Registered Land Surveyor No. S0559  
State of Indiana

REPORT OF SURVEY  
# 4879

In accordance with Title 865, 1-12-1 through 1-12-29 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- Variances in the reference monuments;
- Discrepancies in record descriptions and plots;
- Inconsistencies in lines of occupation and;
- Random Errors in Measurement (Theoretical Uncertainty);

The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Class C Survey (0.50 feet) as defined in IAC 865.

This survey was performed at the request of Tim Ellis. The property is in the name of Fiscus Instrument # 2000-1748 and Instrument # 2001-3162.

MONUMENTS FOUND: Section 27, Township 9 North, Range 2 West

- Northeast corner Section 27: Brass disk.
- Northwest corner Section 27: Brass disk.
- Northwest corner, Southwest Quarter: BIR Rebar.
- Southwest corner Section 27: Stone.
- Southeast corner Section 27: Brass disk.
- Southeast corner, Northeast Quarter Section 27: Aluminum Cap on rebar.

The above corners being referenced by the Monroe County Surveyor as the Section corners.

7. Rebar near Northeast corner Northwest Quarter: Graham.

8. Monuments per Fiscus deed (2000-1748) Ramsey rebars, P.K.'s likely set by Ramsey on North line.

ESTABLISHMENT OF LINES AND CORNERS:  
The section corners as found were held. The Graham rebar at the Northeast corner Northwest Quarter measured 3.55 feet East and 0.14 feet South of the calculated corner. The BIR rebar at the West quarter corner measured 0.19 North and 0.30 feet East of the calculated corner. The center of section was set by intersecting opposite quarter corners. The West line of the East Half, Southwest quarter was set by splitting the North and South lines of the Southwest quarter. The South line of Fiscus (2001-3162) was set 1188.00 feet record North of the South line of the Southwest quarter. The Fiscus deed (2000-1748) was holding the monuments called in the deed. The West line was set along the quarter Section line and intersected with the fence as called in the deed.

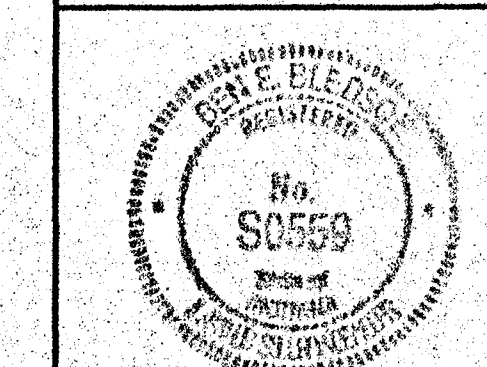
As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

Due to variances in reference monuments; as noted above for the section corners. The individual Ramsey corners varied as shown.

Due to discrepancies in the record description; The Smith (Instrument # 2001-19071) and Grubb (Deed Book 475, Page 117) deeds overlap the Fiscus deed by 0.52 feet.

There is also a deed overlap with Hanna of approximately 343.36 feet. I don't believe the Hanna deed is up-to-date. Per a conversation with Steve Ramsey, the Rogers Group obtained this property from Hanna and it is reflected in the Rogers deed.

Due to inconsistencies in lines of occupation; fences as shown.



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1324 "K" Street, Room 150  
Bedford, IN 47421  
(812) 275-0001  
FAX (812) 275-8251

BOUNDARY SURVEY  
FOR  
ELLIS

SURVEYED BY  
DRAWN BY GSK  
CHECKED BY B.E.B.  
DATE AUGUST, 2004

BOUNDARY SURVEY  
1 OF 1  
PROJECT NO. 4879